

**REALTY TRANSFER CERTIFICATE****CONFIDENTIAL TAX DOCUMENT**

The information contained in this certificate is confidential by Montana law. Unauthorized disclosure of this information is a criminal offense.

GEOCODE(S) \_\_\_\_\_

**SENATE TAXATION****EXHIBIT NO.** 3**DATE** 1-20-09SB181

ASSESSMENT CODE: \_\_\_\_\_

The Department of Revenue will change the name on ownership records and for the assessment and taxation of real property when this form is fully and accurately completed and signed. (Please read the attached instructions for assistance in completing and filing this form).

**Montana law requires this form be completed and may impose up to a \$500 penalty for failure to file a Realty Transfer Certificate (15-7-304,305 and 310, MCA)**

**PART 1 - DATE OF TRANSFER (SALE)**

(MM/DD/YYYY)

**PART 2 - PARTIES**

Please complete this section in full, if additional space is required, please attach a separate page

**SELLER (Grantor)**

Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

(Permanent) \_\_\_\_\_

City \_\_\_\_\_ ST \_\_\_\_\_ Zip \_\_\_\_\_

Seller Principal Residence ☐ Yes ☐ No

List the last 4 digits of the SSN or FEIN

SSN 000 - 00 - \_\_\_\_\_SSN 000 - 00 - \_\_\_\_\_FEIN 00 - 000

Daytime Phone \_\_\_\_\_

**BUYER (Grantee)**

Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

(Permanent) \_\_\_\_\_

City \_\_\_\_\_ ST \_\_\_\_\_ Zip \_\_\_\_\_

Buyer Principal Residence ☐ Yes ☐ No

Mailing Address \_\_\_\_\_

For Tax Notice \_\_\_\_\_

(If different) City \_\_\_\_\_ ST \_\_\_\_\_ Zip \_\_\_\_\_

SSN 000 - 00 - \_\_\_\_\_SSN 000 - 00 - \_\_\_\_\_FEIN 00 - 000

Daytime Phone \_\_\_\_\_

Transfer to Trustee, Custodian, or other Representative:

Trust FEIN 00 - 000Minor SSN 000 - 00 - \_\_\_\_\_**PART 3 - PROPERTY DESCRIPTION**

Please complete fully, if additional space is required, please attach a separate page

Legal Description: \_\_\_\_\_ Attachment \_\_\_\_\_

Add/Sub \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

County \_\_\_\_\_ City/Town \_\_\_\_\_ Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

**PART 4 - TYPE OF TRANSFER**

Please complete fully, more than one may apply.

**Transfer by Recorded Instrument**☐ Sale ☐ Gift ☐ Barter ☐ Nominal or No Consideration ☐ Part of 1031 or 1033 exchange ☐ Transfer is subject to a reserved life estate**Transfer by Operation of Law**☐ Termination of joint tenancy by death ☐ Termination of life estate by death ☐ Court Decree ☐ Merger, consolidation, or other business entity reorganization**PART 5 - EXCEPTIONS FROM PROVIDING SALES PRICE INFORMATION**

Please complete fully, more than one may apply

- |   |   |
|---|---|
| <input type="checkbox"/> Gift   | <input type="checkbox"/> Transfer pursuant to court decree  |
| <input type="checkbox"/> Transfer in contemplation of death without consideration   | <input type="checkbox"/> Tax deed or sheriff's deed   |
| <input type="checkbox"/> Transfer between husband/wife or parent/child for nominal consideration                                | <input type="checkbox"/> Foreclosure (include trustee transfer under trust indenture and deed in lieu of foreclosure) |
| <input type="checkbox"/> Transfer of property of the estate of a decedent   | <input type="checkbox"/> Merger, consolidation or reorganization of business entity                                   |
| <input type="checkbox"/> Transfer by government agency  | <input type="checkbox"/> Timberland/Forestland exemption  |
| <input type="checkbox"/> Correction, modification, or supplement of previously recorded instrument, no additional consideration | <input type="checkbox"/> Land eligible for Agricultural Classification (15-7-201, MCA)                                |
| <input type="checkbox"/> Termination of joint tenancy by death  | <input type="checkbox"/> Transfer to a revocable living trust   |
| <input type="checkbox"/> Termination of life estate by death  | <input type="checkbox"/> Other (specify Type) _____   |

**PART 6 - SALE PRICE INFORMATION**

Please complete fully, more than one may apply

Actual Sale Price \$ \_\_\_\_\_

Financing: ☐ Cash ☐ FHA ☐ VA ☐ Contract ☐ OtherTerms: ☐ New loan ☐ OR ☐ Assumption of existing loan

Value of personal property included in sale \$ \_\_\_\_\_

Value of inventory included in sale \$ \_\_\_\_\_

Value of licenses included in sale \$ \_\_\_\_\_

Value of good will included in sale \$ \_\_\_\_\_

Was an SID payoff included in the sale price? ☐ Yes ☐ NoDid the buyer assume an SID? ☐ Yes ☐ No

Amount of SID paid or assumed: \$ \_\_\_\_\_

Was a mobile home included in the sale? ☐ Yes ☐ No**PART 7 - WATER RIGHT DISCLOSURE -- This Disclosure is only applicable to the property identified in PART 3 above**

- |   |   |   |   |
|---|---|---|---|
| <input type="checkbox"/> A. Property is served by a public water supply, i.e., city, irrigation district, or water district provides water. | <input type="checkbox"/> B. Seller has no water rights on record with DNRC to transfer. | <input type="checkbox"/> C. Seller is transferring ALL water rights on record with DNRC to the Buyer. | <input type="checkbox"/> D. Seller is dividing or exempting (reserving) water rights. Seller must file Water Right Update form. |
|---|---|---|---|

Seller (Grantor) Signature \_\_\_\_\_ Date \_\_\_\_\_

**PART 8 - PREPARER INFORMATION**

Preparer's signature is required

Name/Title \_\_\_\_\_ (please print) Signature \_\_\_\_\_

Mailing Address \_\_\_\_\_ Daytime Phone \_\_\_\_\_

City \_\_\_\_\_ ST \_\_\_\_\_ Zip \_\_\_\_\_

**Clerk and Recorder Use Only**

Recording Information: Document # \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_ Date \_\_\_\_\_

☐ Warranty ☐ Trust Deed ☐ Quit Claim ☐ Grant ☐ Contract for Deed ☐ Decree ☐ Interest☐ Bargain & Sale Deed ☐ Notice of Purchaser's Interest ☐ Statement of Acknowledgement ☐ Termination of Joint Tenancy☐ Tax Deed ☐ Beneficiary Deed ☐ Other \_\_\_\_\_

Department of Revenue Copy